



April 7, 2025

Mr. Max Cleaver  
**Hays Consolidated Independent School District**  
21003 Interstate 35  
Kyle, Texas 78640

**Re: Hays CISD High School #4 - 90% Design Development Estimate**

Dear Mr. Cleaver:

Bartlett Cocke General Contractors received 90% Design Development Documents from Huckabee on March 7, 2025. After review of these documents, receiving and analyzing the budget proposals received from subcontractors, we have assembled the 90% Design Development Estimate for your review. The estimate for the base scope including the construction of the High School and associated fields and sitework is:

**Three Hundred Forty Million, Five Hundred Twenty-five Thousand, Six Hundred Three Dollars  
(\$340,525,603.00)**

**Project Total:**

- Base Proposal 90% DD Estimate (Construction of School & Site Development)..... **\$340,525,603.00**

**Included In Base Proposal:**

- Owner Contingency..... **\$5,107,884.00**
- CM Contingency ..... **\$5,107,884.00**
- Vinyl Wall Covering/Painted Graphics Allowance ..... **\$150,000.00**
- Temporary Power Solutions Allowance..... **\$250,000.00**
- Stadium Logo/Endzone Lettering Allowance ..... **\$50,000**
- Baseball Logo/Sideline Lettering Allowance..... **\$40,000**
- Softball Logo/Sideline Lettering Allowance..... **\$40,000**
- Environmental Sustainability Allowance..... **\$500,000**

**Alternates Not Included in this Estimate:**

- Alternate #1 – Card Readers at Classroom/Workroom Doors ..... **\$809,194.00**
- Alternate #2 – Flat Panel 2x4 LED Fixtures ..... **(\$25,631.00)**
- Alternate #3 – RGBW Fixtures at SPED ..... **\$ Pending**
- Alternate #4 – Library Classroom Operable Wall..... **\$39,907.00**
- Alternate #5 – Multipurpose Athletic Facility ..... **\$7,783,954.00**
- Alternate # 6 – Construction of 8,000 Seat Stadium..... **\$5,779,033.00**

**Items Included In This Budget Estimate:**

- Payment and Performance Bond
- Construction Manager Fee
- General Conditions Costs
- Subcontracted Cost-of-Work Items.
- Prevailing Wages and Benefits per Documents
- All construction work per Plans and Specifications, unless specifically noted or excluded below.

**BARTLETT COCKE GENERAL CONTRACTORS**

*Building Better Lives*

3330 CASEYBRIDGE COURT, AUSTIN, TEXAS 78704 ▼ TEL (512) 326-4223 • FAX (512) 326-3990 ▼ website: [www.bartlettcocke.com](http://www.bartlettcocke.com)

**Items Excluded From This Budget Estimate:**

- Sales tax.
- Testing and inspections.
- Impact / Use / Development / Consultant / Jurisdictional / Agency fees.
- Environmental surveys and hazardous material identification, handling and/or removal.
- Adjustments, removal, or relocations to existing utilities, unless specifically shown or specified.
- Sub-surface investigations, test probe holes, geo-technical testing, and hidden conditions costs.
- All items not shown or specified in the referenced Proposal Documents.
- Utility consumption costs, public utility applications, public utility construction costs and hookup fees.

**Clarifications and Assumptions:**

- Per clarifications and assumptions log.

**Proposal Documents:**

- Documents developed by Huckabee Architects:

90% Design Development Documents ..... March 7, 2025

If you have any questions, please do not hesitate to call.

Sincerely,  
BARTLETT COCKE GENERAL CONTRACTORS

*Christopher Caddell*

Christopher Caddell  
Senior Estimator

CC: Nathan Wensowitch – Hays CISD  
Huckabee – Jason Andrus  
BCGC – Trent Bales  
BCGC – Gabriel Rodriguez  
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